

1 BILL NO. R-85-04- 03

2 DECLARATORY RESOLUTION NO. R- 47-85

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 March 22, 1985, to have the following described property desig-  
7 nated and declared an "Economic Revitalization Area" under Divi-  
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City  
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,  
10 to-wit:

11 Lots 227, 228, 229, 230, 231 and 232  
12 in Hamilton's Fourth Addition to the  
13 City of Fort Wayne, according to the  
recorded plat thereof in the Allen  
County Recorder's Office.

14 Also, an alley, fourteen feet (14 ft.)  
15 in width, bordered on the east by Lot  
230 in Hamilton's Fourth Addition to  
16 the City of Fort Wayne, according to  
the recorded plat thereof and bor-  
17 dered on the west by Lot Numbers  
231, 232 and 233 in Hamilton's Fourth  
18 Addition to the City of Fort Wayne,  
according to the recorded plat thereof,  
19 said alley commencing on the south  
line of Williams Street and running  
20 south to the south line of Lot Number  
230 and Lot Number 233 in Hamilton's  
21 Fourth Addition;

22 said property more commonly known as 2001 S. Calhoun, Fort Wayne,  
23 Indiana 46804;

24 WHEREAS, it appears that said petition should be pro-  
25 cessed to final determination in accordance with the provisions  
26 of said Division 6.

27 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
28 OF THE CITY OF FORT WAYNE, INDIANA:

29 SECTION 1. That, subject to the requirements of Section  
30 4, below, the property hereinabove described is hereby designated  
31 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
32 12.1. Said designation shall begin upon the effective date of



the Confirming Resolution referred to in Section 3 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

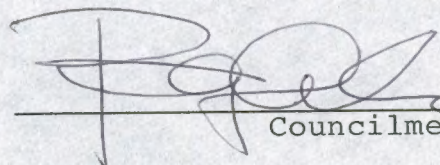
(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

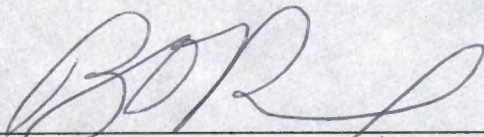
SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember



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APPROVED AS TO FORM  
AND LEGALITY

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Bruce O. Boxberger, City Attorney

Fox River Bond  
25% COTTON



Read the first time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, read the second time  
by title and referred to the Committee \_\_\_\_\_ (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Stier,  
seconded by Henry, and duly adopted, placed on its  
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 4-9-85

Wendy E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 2-47-85

on the 9th day of April, 1985,

ATTEST:

(SEAL)

Wendy E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Mark E. Giacinto  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 10th day of April, 1985,  
at the hour of 11:00 o'clock A.M., E.S.T.

Wendy E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 10 day of April,  
1985, at the hour of 3 o'clock P.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR





APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant CMK ENTERPRISES, an Indiana Partnership
2. Owner(s) CMK ENTERPRISES, an Indiana Partnership
3. Address of Owner(s) 2001 S. Calhoun St.  
Fort Wayne, Indiana 46804
4. Telephone Number of Owner(s) (219) 456-4581
5. Relationship of Applicant to Owner(s) if any same entities
6. Address of Applicant 2001 S. Calhoun St.  
Fort Wayne, Indiana 46804
7. Telephone number of Applicant (219) 456-4581
8. Address of Property Seeking Designation 2001 South Calhoun Street, Fort Wayne, Indiana 46804
9. Legal Description of Property Proposed for Designation (may be attached) See Attachment of Legal Description
10. Township Wayne Township
11. Taxing District 91

12. Current Zoning B3B
13. Variance Granted (if any) \_\_\_\_\_
14. Current Use of Property
- a. How is property presently used? \_\_\_\_\_  
Vacant land and residential structure.
- b. What Structure(s) (if any) are on the property? \_\_\_\_\_  
Small house which is occupied.
- b. What is the condition of this structure/these structures? \_\_\_\_\_  
Fair.
15. Current Assessed Value of Real Estate \_\_\_\_\_
- a. Land 12,000.00
- b. Improvements 31,000.00
16. Amount of Total Property Taxes Owed During the Immediate Past Year  
\$3,409.22.
17. Description of Proposed Improvements to the Real Estate \_\_\_\_\_  
Construction of new warehouse and assembly building having 13,000 square feet together with parking lot and loading docks.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?  
Spring of 1985.
- b. When is completion expected? Winter of 1985.
19. Cost of Project (not including land costs) approximately  
\$550,000.00.



20. Permanent Jobs Resulting from Completed Project

- a. How many permanent jobs will be employed at of in connection with the project after it is completed? 5 new jobs in 1985 and 5 each year thereafter for three years.

lation of this new manufacturing equipment? \_\_\_\_\_

- b. What is the nature of those jobs? truckdriver, assembly workers and clerical personnel.

- c. Anticipated time frame for reaching employment level stated above?

See answer to 20. a. above.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) \_\_\_\_\_

None.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? This new development is across the street from

the "enterprise zone" which is a target area for new development.

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23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Expansion of business  
known as Irmscher Suppliers, Inc., investment capital in downtown  
Fort Wayne and creation of new jobs for people in Allen County,  
Indiana

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?        YES   XX   NO

26. Financing on Project

What is the status of financing connected with this project?

The City Council of Fort Wayne has approved EDC Bonding of  
\$550,000 on this project. The Bond will be purchased by Lincoln  
National Bank and Trust Company of Fort Wayne. Preparation of the  
bonds by bond counsel is now in process and it is anticipated that a  
final closing will be scheduled in early Summer 1985.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



I hereby certify that the information and representation on this Application are true and complete.

CMK ENTERPRISES, an Indiana Partnership

Signature(s) of Owners

Date

by: Kim D. Irmischer

3/22/85

by: Max Irmischer

3/22/85

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:



LEGAL DESCRIPTION

Lots 227, 228, 229, 230, 231 and 232 in Hamilton's Fourth Addition to the City of Fort Wayne, according to the recorded plat thereof in the Allen County Recorder's Office.

Also, an alley, fourteen feet (14 ft.) in width, bordered on the east by Lot 230 in Hamilton's Fourt Addition to the City of Fort Wayne, according to the recorded plat thereof and bordered on the west by Lot Numbers 231, 232 and 233 in Hamilton's Fourth Addition to the City of Fort Wayne, according to the recorded plat thereof, said alley commencing on the south line of Williams Street and running south to the south line of Lot Number 230 and Lot Number 233 in Hamilton's Fourth Addition.

EXHIBIT "A"



BILL NO.

R-85-0403

REPORT OF THE COMMITTEE ON

FINANCE

WE, YOUR COMMITTEE ON

FINANCE

TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic

Revitalization Area" under I.C. 6-1.1412.1

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)

(RESOLUTION)

DO PASS

DO NOT PASS

WITHDRAWN

YES

NO

BEN A. EISBART  
CHAIRMAN

JANET G. BRADBURY  
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN

SANDRA E. KENNEDY  
CITY CLERK



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-85-04-03

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resoluiton designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (2001 S. Calhoun; Hydra-Tech, Inc.)

EFFECT OF PASSAGE Additional jobs will be created in the community and an increase in the purchase of more equipment and manufacturing materials from local suppliers.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$614,810.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_